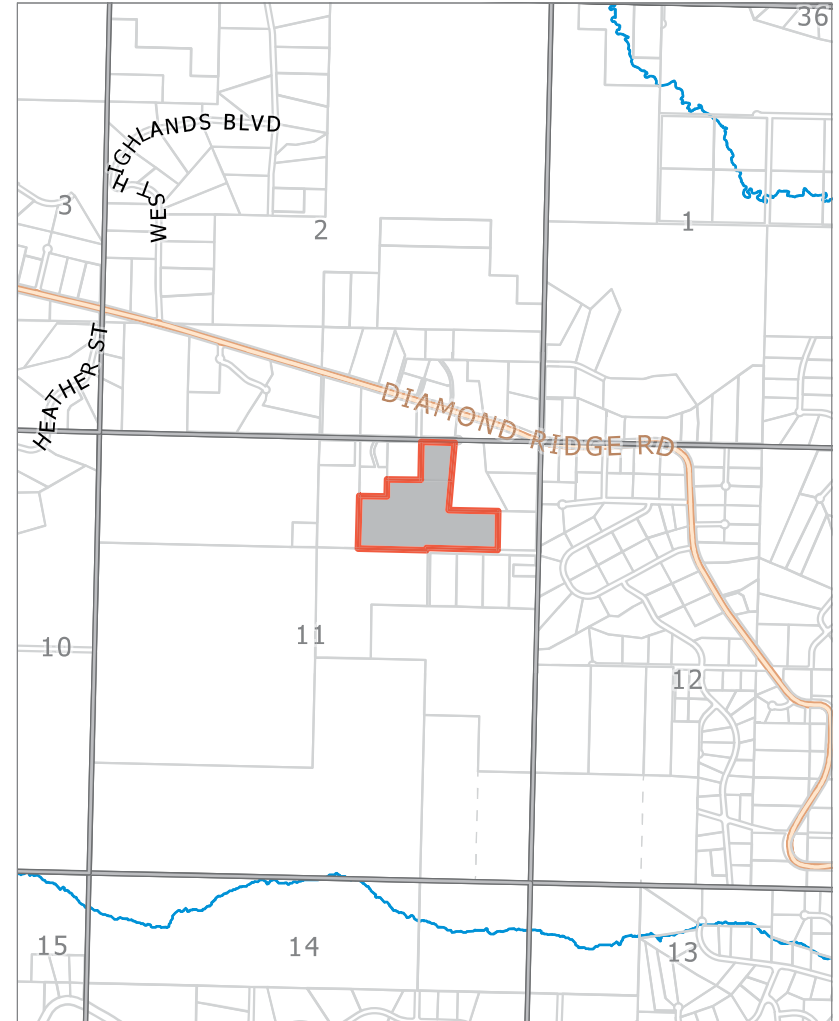
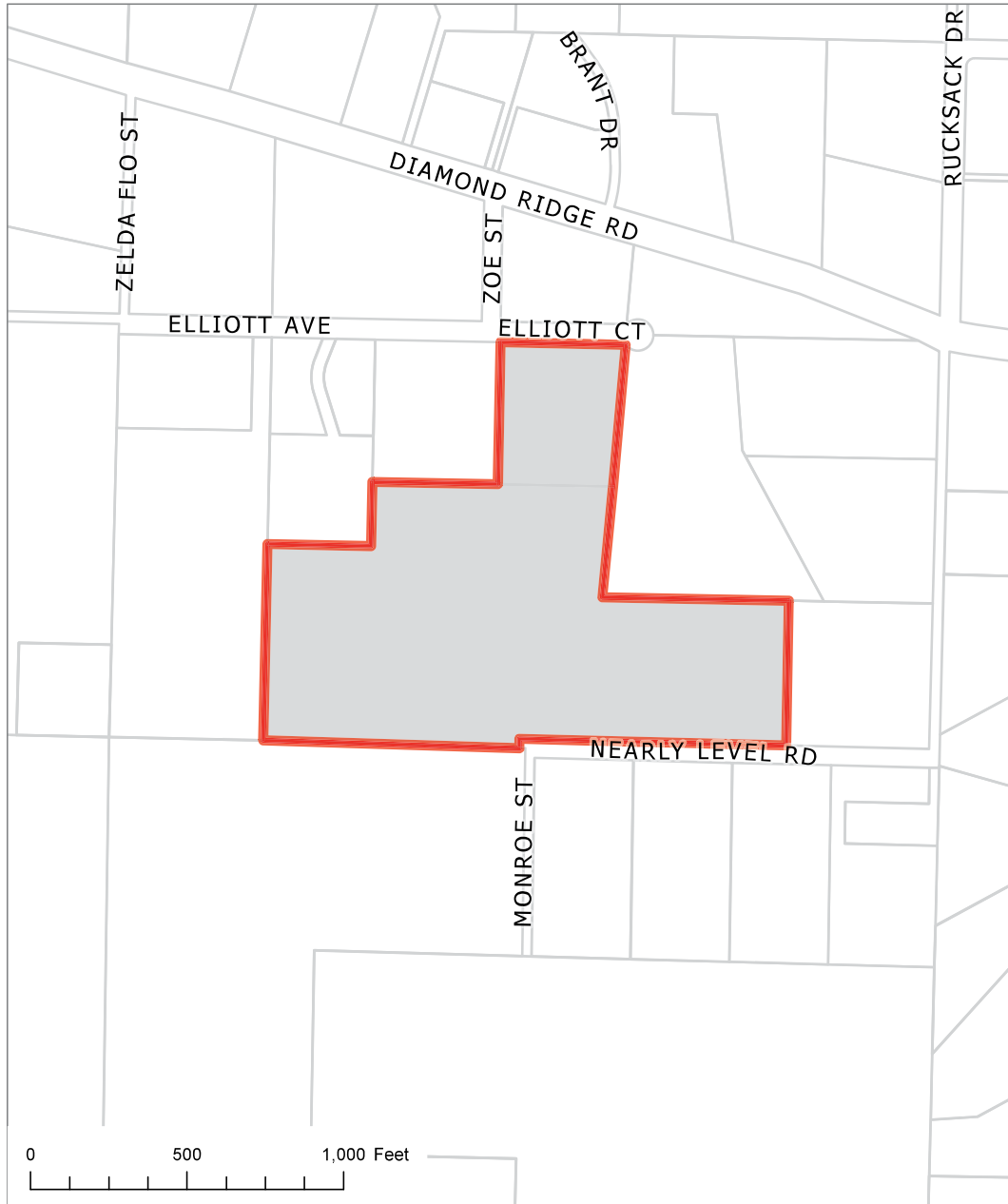
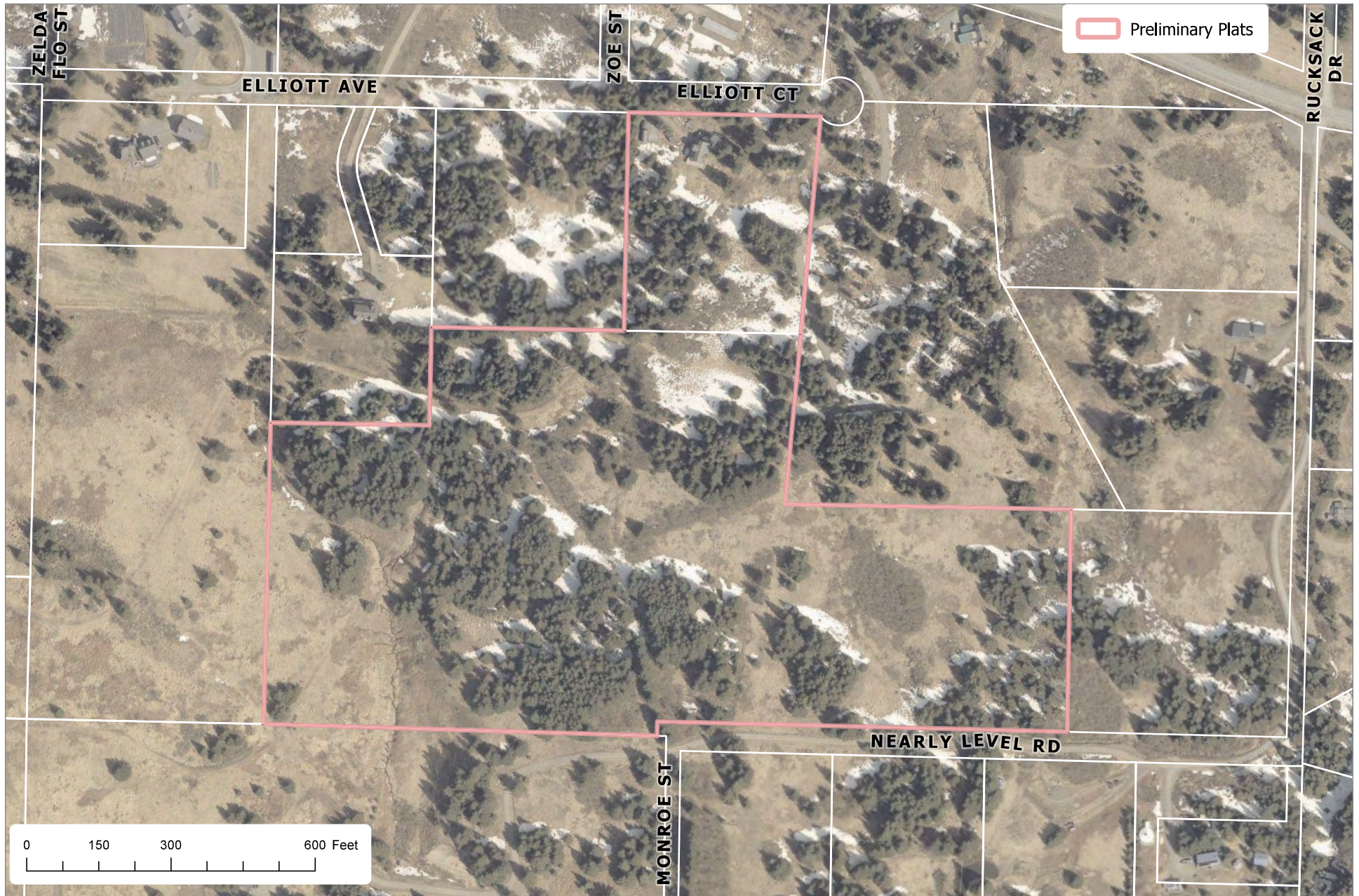


## **E. NEW BUSINESS**

- 1. Surreal Subdivision 2023; KPB File 2023-137  
Geovera, LLC / Daugharty, Greer, Cronland  
Location: Elliot Court & Nearly Level Road  
Diamond Ridge Area / Kachemak Bay APC**



KPB File 2023-137  
T 06S R 14W SEC 11  
Diamond Ridge



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

# KPB 2023-137

## NOTES

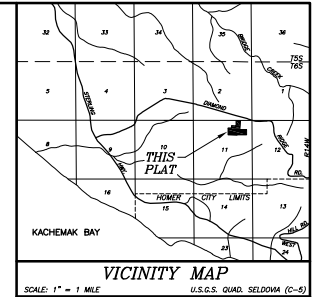
1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HIPER V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 5.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NOS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (PID T10155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS  $-11^{\circ}17'13.4''$ . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999996696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THERE IS A 20 FOOT BUILDING SETBACK FROM ALL STREET RIGHT-OF-WAYS PER HM 82-6.
6. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK19, PG 85 HRD).
7. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
8. THERE IS A GRANT OF ACCESS AND EGRESS BENEFITING THE OWNER OF TRACT 4A-1 HM 2010-59, ALONG AN EXISTING DRIVEWAY WHICH CROSSES INTO ORIGINAL TRACT 3B RECORDED ON JUNE 19, 2013 (HM 2013-002124-0 AND HM 2013-002126).

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???

BY: AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=100'



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

TIMOTHY J. DAUGHARTY  
PO BOX 1683  
HOMER, ALASKA 99603

KIM A. GREER  
PO BOX 1683  
HOMER, ALASKA 99603

WILLIAM M. DAY  
65195 NEARLY LEVEL ROAD  
HOMER, ALASKA 99603

SANDRA E. CRONLAND  
65195 NEARLY LEVEL ROAD  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGMENT

FOR TIMOTHY J. DAUGHARTY AND KIM A. GREER  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGMENT

FOR WILLIAM M. DAY AND SANDRA E. CRONLAND  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

HOMER RECORDING DISTRICT KPB FILE No. 2023-???

## SURREAL SUBDIVISION 2023

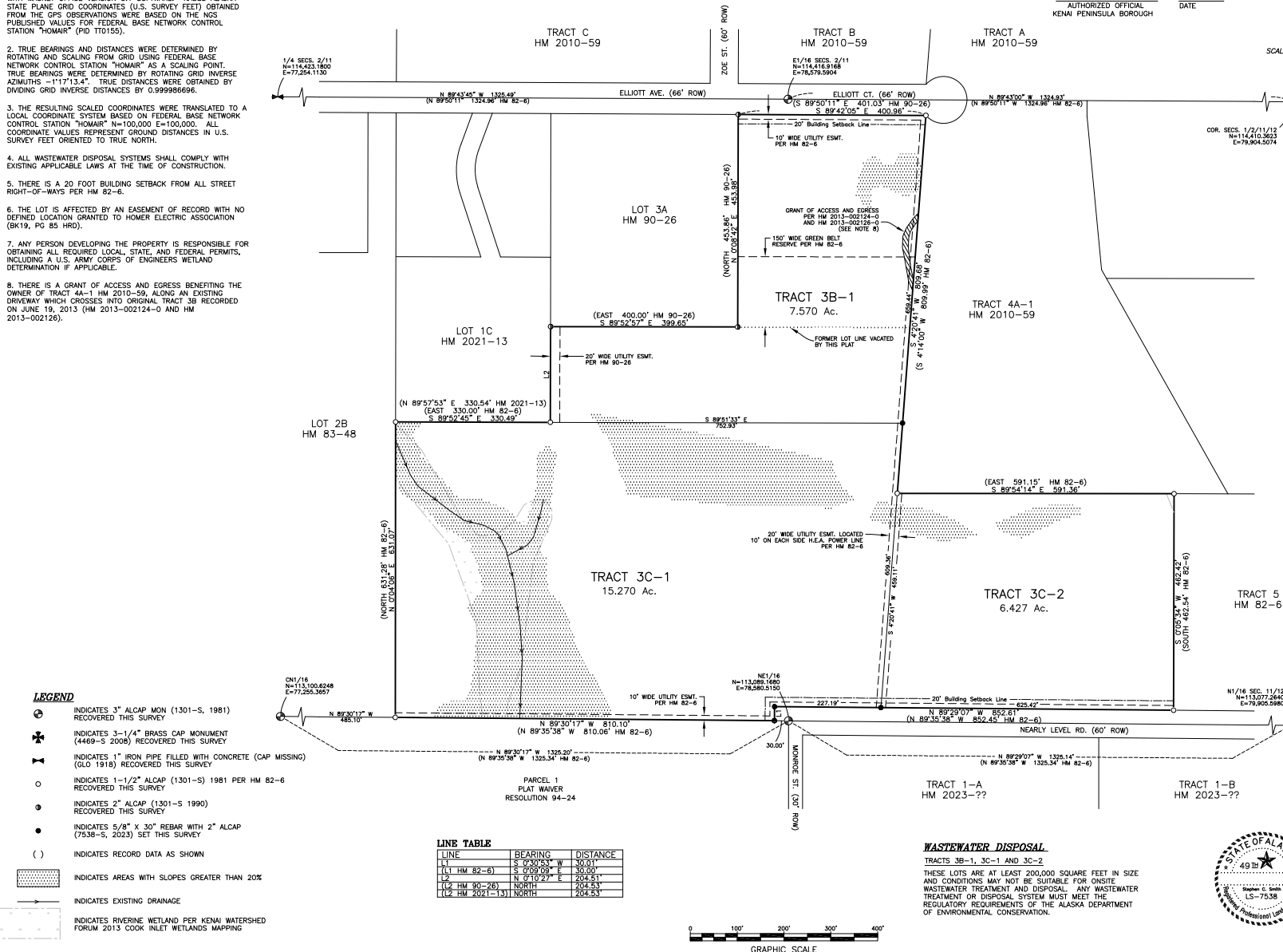
BEING A SUBDIVISION OF TRACTS 3B AND 3C, SURREAL SUBDIVISION UNIT 3 (90-26 HRD) LOCATED WITHIN THE N1/2 NE1/4, SECTION 11, T. 6 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 29.268 ACRES

OWNERS:  
TRACT 3B  
TIMOTHY J. DAUGHARTY AND KIM A. GREER  
PO BOX 1683 HOMER, AK 99603  
TRACT 3C  
WILLIAM M. DAY AND SANDRA E. CRONLAND  
65195 NEARLY LEVEL ROAD HOMER, AK 99603  
AND  
TIMOTHY J. DAUGHARTY AND KIM A. GREER  
PO BOX 1683 HOMER, AK 99603

## GEOVERA, LLC

PO BOX 3235  
HOMER ALASKA 99603  
(907) 399-4345  
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: FEBRUARY 2023 SCALE: 1" = 100'  
CHK BY: SCS JOB #2023-52 SHEET 1 OF 1

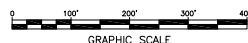


## LEGEND

- INDICATES 3" ALCAP MON (1301-S, 1981) RECOVERED THIS SURVEY
- INDICATES 3-1/4" BRASS CAP MONUMENT (4469-S 2008) RECOVERED THIS SURVEY
- INDICATES 1" IRON PIPE FILLED WITH CONCRETE (CAP MISSING) (GLO 1918) RECOVERED THIS SURVEY
- INDICATES 1-1/2" ALCAP (1301-S) 1981 PER HM 82-6 RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (1301-S 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2023) SET THIS SURVEY
- INDICATES RECORD DATA AS SHOWN
- INDICATES AREAS WITH SLOPES GREATER THAN 20%
- INDICATES EXISTING DRAINAGE
- INDICATES RIVERINE WETLAND PER KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPINGS

## LINE TABLE

LINE	BEARING	DISTANCE
1	S 0°30'53" W	30.01
(1) HM 82-6)	N 0°00'00" E	20.00
2	N 0°00'00" E	20.00
(2) HM 90-28)	NORTH	204.53
(2) HM 2021-13)	NORTH	204.53



## WASTEWATER DISPOSAL

TRACTS 3B-1, 3C-1 AND 3C-2  
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
SURREAL SUBDIVISION 2023**

<b>KPB File No.</b>	2023-137
<b>Plat Committee Meeting:</b>	March 25, 2024
<b>Applicant / Owner:</b>	Timothy Daugharty, Sandra Cronland, William Day & Kim Greer all of Homer, Alaska
<b>Surveyor:</b>	Stephen Smith / Geovera, LLC
<b>General Location:</b>	Diamond Ridge Homer area / Kachemak Bay APC

<b>Parent Parcel No.:</b>	173-710-09 & 173-710-10
<b>Legal Description:</b>	T 6S R 14W SEC 11 SEWARD MERIDIAN HM 0900026 SURREAL SUB UNIT 3 LOT 3B & 3C
<b>Assessing Use:</b>	Residential & Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.030 & KPB 20.30.170

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide two parcels totaling 29.268 acres into three tracts of size 6.427, 7.570 and 15.270 acres.

**Location and Legal Access (existing and proposed):**

Legal access to the plat is from Nearly Level Rd on the south which is a 60' dedication. Nearly Level Rd is accessed from Diamond Ridge Rd.

On the north side of the subdivision is Elliott Ct a 60' dedication, ending in a cul-de-sac to the east of this subdivision. Elliott Ct is not developed and access to the plat is by Grant of Easement filed n Bk 211 Pg 948 crossing the property directly north of Lot 3B to Diamond Ridge Rd.

No vacation or dedication is being completed with this plat. an exception to KPB 20.30.030 Street layout requirement has been requested.

Block length is not compliant in this plat and an exception to KPB 20.30.170 has been requested.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA Comments
SOA DOT comments	No Comments

**Site Investigation:**

There are existing structures located on the proposed plat. currently they are located on Lot 3B. When finished the structures will be located on Tract 3B-1.

There is a grant of access and egress as shown on the plat that crosses on the eastern portion of the plat along an existing drive for the property located at Tract 4A-1 HM 2010-59 to the east.

There are steep areas as along the projection south of the west line of Lot 3B (HM 90-26). These steep areas run

east / west along the proposed line between Tract 3B-1 and 3C-1. There is also a ravine on the west side of the proposed plat preventing the extension of Nearly Level Rd to the west. Grades are near 50 percent along the edge of the ravine.

There is a riverine wetland shown on the drawing as according to KPB Kenai Watershed Forum data. The River Center review has also listed the plat as being in a FEMA FIRM flood hazard area of Zone X which of minimal flood risk and not regulated. No floodway or flood zone notes are needed and the appropriate Corp of Engineers note is shown.

KPB River Center Review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Flood Zone: X (unshaded) Map Panel: 02122C-2015E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: Comments: No Comments</p>
State of Alaska Fish and Game	No Comments

### **Staff Analysis**

*Surreal Subdivision HM 82-6 divided the N1/2 of the NE1/4 of Section 11, Township 6 South, Range 14 West S.M., Homer Recording District, Alaska, which created 5 tracts including Tract 3 and dedicated Elliott Avenue and Nearly Level Ave. Surreal Subdivision Unit 3 HM 90-26, divided Tract 3 into three new lots, of which two are not included in this plat.*

A soils report will not be required as all three of these tracts are over 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Kachemak Bay Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

### **Utility Easements**

There is a 20' utility easement shown on the west line of proposed Tract 3B-1 that was carried forward from HM 90-26. Also shown is a 10' utility easement on both sides of an existing powerline on the easterly side of the plat. HEA has requested that this easement be expanded to be 15 feet on each side of the power line by adding 5 feet each

side. **Staff recommends:** add the 5' to easement side along with a plat note stating easement is now 15' on each side of the HEA power line, granted this plat.

Add a 10 foot utility easement and plat note to the front along all right-of-ways.

Affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	A 5' to each side of existing 10' easement.
ENSTAR	No Comment
ACS	No objections
GCI	No Comment
SEWARD ELECTRIC	N/A
CHUGACH ELECTRIC	N/A
TELALASKA	N/A

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: 65189 DIAMOND RIDGE RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: ZOE ST, ELLIOTT AVE, NEARLY LEVEL RD, MONROE ST</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 65189 DIAMOND RIDGE RD WILL REMAIN WITH LOT 3-B1</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	Not available at time of packet publication

---

## **STAFF RECOMMENDATIONS**

### **CORRECTIONS / EDITS**

- Recorded data from CN1/16 to southwest corner of subdivision needed.
  - Add the plat note; No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 

### **KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

**Staff recommendation:**

- Change KPB No to 2023-137.
- Please verify the legal description of the designation of lots or tracts from HM 90-26. CTP and various items in CTP both use lot and tract. KPB GIS uses lot in their data.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

**Staff recommendation:**

Ad some streets and names to vicinity map, to get to the site location.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

**Staff recommendation:**

Green belt easement needs correct plat label to it and a plat note added.

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff recommendation:**

Lots to the southeast need plat labels to be 2023-45

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### **KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below

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### **KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

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20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** *comply with 20.40.*

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#### **KPB 20.60 – Final Plat**

**Staff recommendation:** *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

##### **20.60.160. Easements.**

A. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given. If public easements are being granted by the plat, they shall be properly set out in the owner's certification of dedication.

1. Special purpose easements being granted by the plat shall be clearly defined for allowed use. Special purpose easements may require a signed acceptance statement on the plat.

B. Private easements may not be granted on the plat.

**Staff recommendation:** *comply with 20.60.160.*

HEA requested extra easement width on existing easement.

Easement in bk 211 Pg 948 affect the property access and should be noted on the plat.

##### **20.60.180. Plat notes.**

A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.

B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.

**Staff recommendation:** *Place the following notes on the plat.*

- Revise the date in Plat Note #8 to July 5 for correctness to documents.
- Transfer forward plat notes from previous plats.
- Include a note for 10' utility easement along front right-of-way.

##### **20.60.190. Certificates, statements, and signatures required.**

**Staff recommendation:** *comply with 20.60.190.*

Add the date March 25, 2024 to the Plat Approval

#### **EXCEPTIONS REQUESTED:**

##### **A. KPB 20.30.030 Proposed Street Layout Requirements**

###### **Surveyor's Discussion:**

###### **Surveyor Findings:**

1. This subdivision is in an area with steep slopes and a deep gully that runs through the property on the west side
2. The terrain does not support a north-south connection between Elliot Avenue and Nearly Level Road.
3. There is an area exceeding 20% grade within a possible north-south road corridor.
4. The grade adjoining that mostly exceeds 10% grade with a section up to 18 to 19%.
5. An extension of Nearly Level Road to the west would run into a deep ravine that would prevent its extension

through to the property to the west.

6. This subdivision reconfigures two parcels into three large parcels. All three parcels have functional access.
7. Due to the constraints of the existing terrain, it is impractical to provide appropriate projection of all streets in the surrounding area.
8. An exception is necessary to allow the owners to reconfigure this property.
9. The granting of this exception will not be detrimental to the public welfare.
10. Adjoining property owners all have legal and functional access to their property.
11. The inability to dedicate right-of-way to meet code requirements due to steep grade will not negatively affect the public or adjoining property owners.

#### Staff Discussion:

20.30.030. - Proposed street layout—Requirements.

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

#### **Staff Findings:**

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1-5 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 6-8 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 9-11 appear to support this standard.**

#### **B. KPB 20.30.170 Blocks – Length Requirements**

##### Surveyor's Discussion:

##### **Surveyor Findings:**

1. This subdivision is in an area with steep slopes and a deep gully that runs through the property on the west side.
2. The terrain does not support a north-south connection between Elliot Avenue and Nearly Level Road.
3. There is an area exceeding 20% grade within a possible north-south road corridor.
4. The grade adjoining that mostly exceeds 10% grade with a section up to 18 to 19%.
5. A north-south right-of-way dedication would be impractical to implement within the maximum grade

parameters per KPB 20.30.090.

6. Due to the constraints of the existing terrain, it is impractical to meet the block length requirements with a north-south right-of-way connection.
7. An exception is necessary to allow the owners to reconfigure this property.
8. The granting of this exception will not be detrimental to the public welfare.
9. Adjoining property owners all have legal and functional access to their property along the north and south boundaries of this subdivision.
10. The inability to dedicate right-of-way to meet code requirements due to steep grade will not negatively affect the public or adjoining property owners.
11. A north-south right-of-way dedication to meet block length requirements would not improve the existing access situation for the adjoining property owners or the public.

Staff Discussion:

20.30.170. - Blocks—Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

**Staff Findings:**

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1-5 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 6 & 7 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 8-11 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED),**

Page 7 of 8

KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND

- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

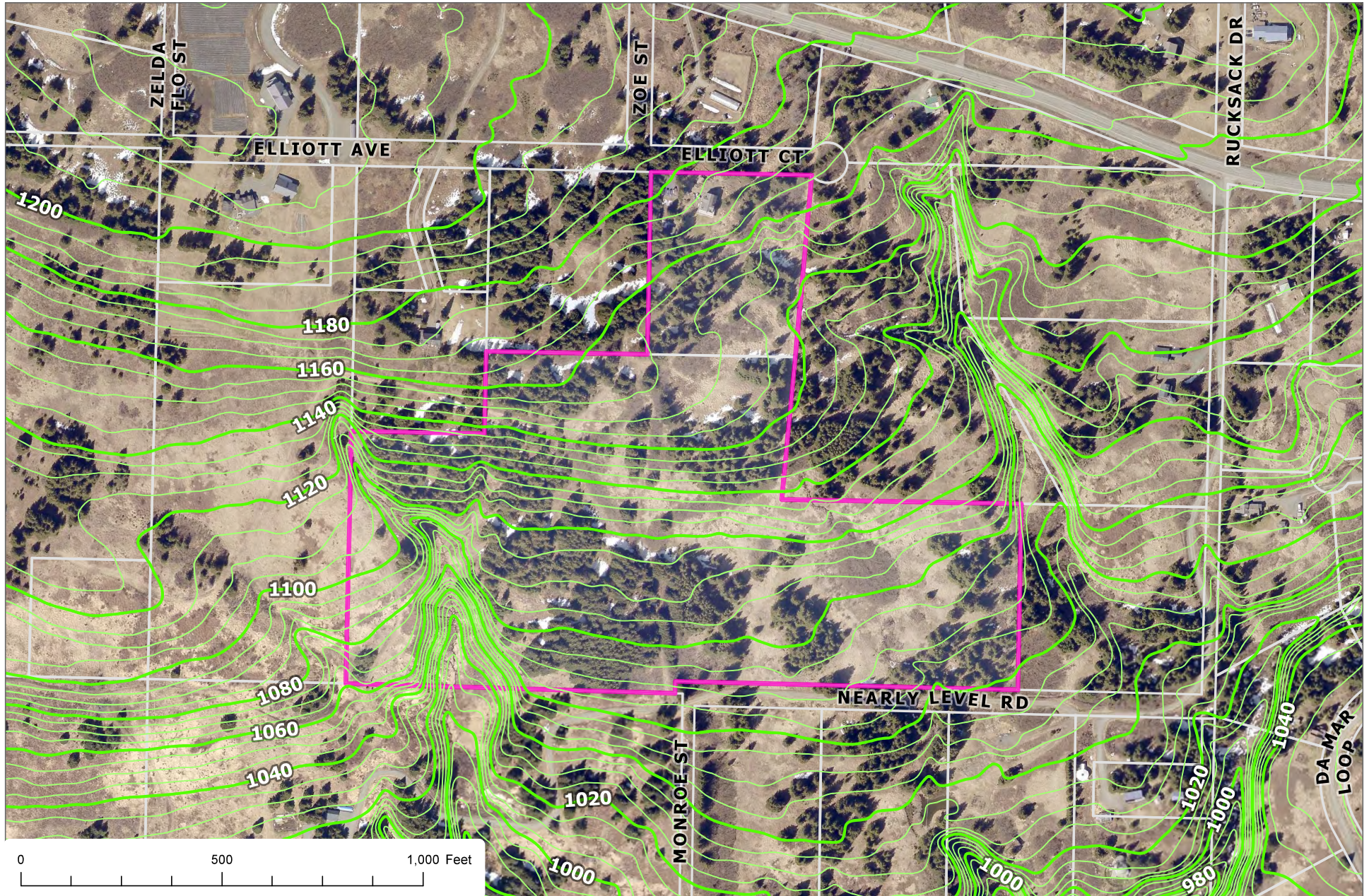
END OF STAFF REPORT



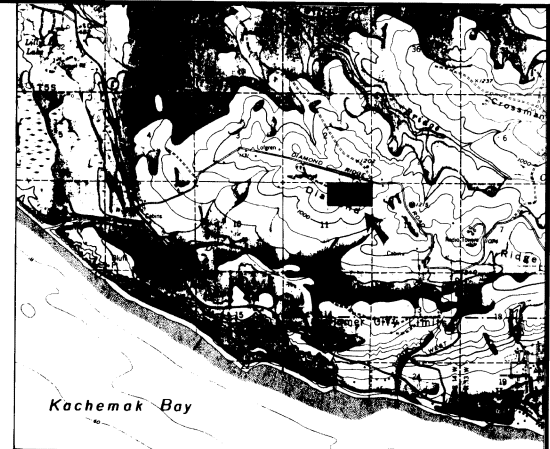
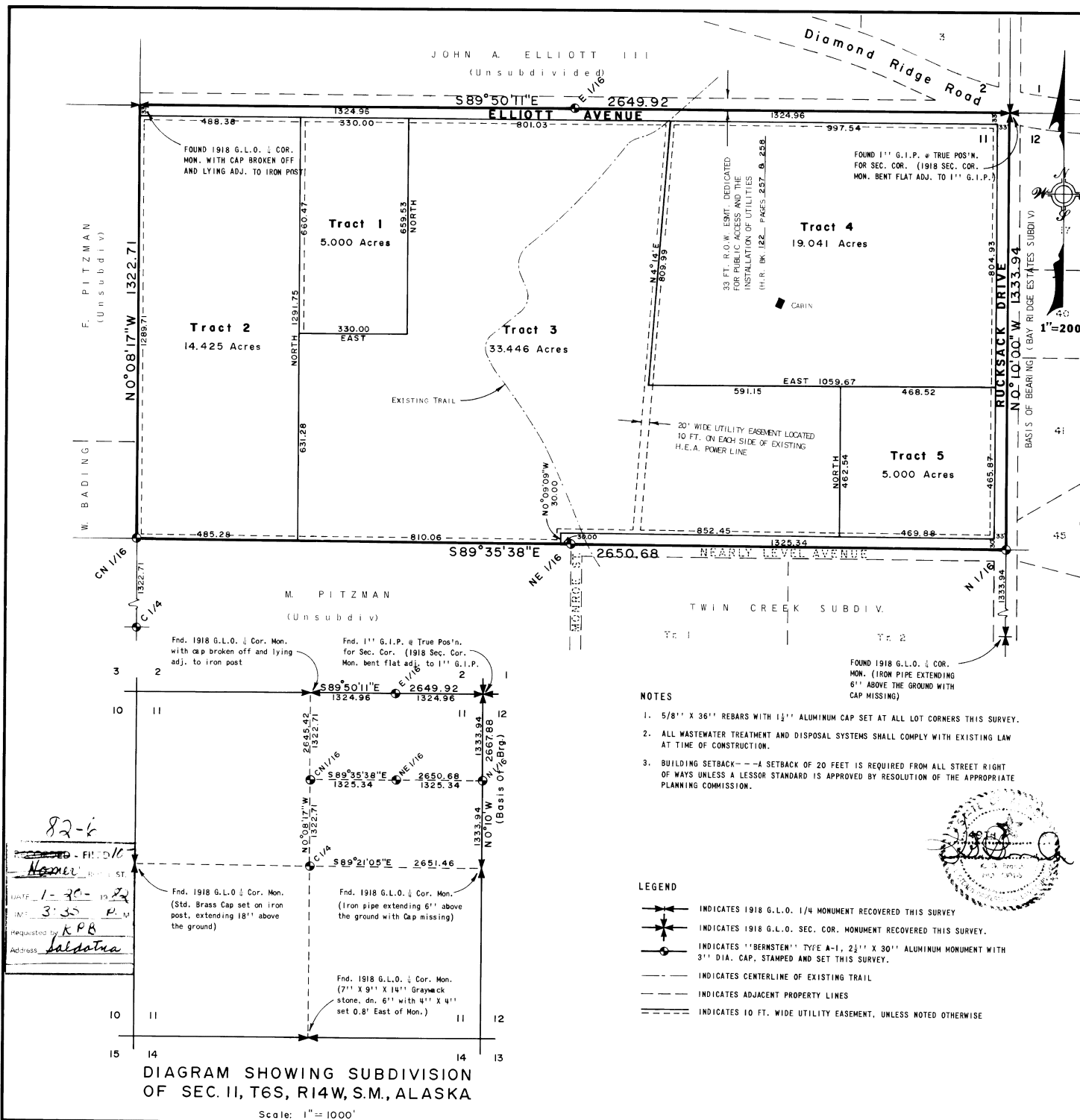
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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**VICINITY MAP**  
1" = 1 Mile

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Date: 9/15/81  
Ken Branch, R.L.S. No. 1301 S

**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Date: 10-2-81  
Michael W. Sirl  
Box 1061  
Homer, Alaska 99603

**NOTARY'S ACKNOWLEDGEMENT**

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF October 19 81.

Michael W. Sirl  
Notary Public in and for the STATE OF ALASKA

My Commission expires: 7-15-84

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 22, 1981

By: [Signature]  
Kenai Peninsula Borough  
Authorized Official

**SURREAL SUBDIVISION**

Situated in the NE 1/4 of Section II, T6S, R14W, S.M., Homer Recording District, Alaska.

Containing 80.816 Acres

Prepared For	Prepared By	Date
Michael W. Sirl	Ken Branch, R.L.S.	5/23/81
Box 1061	Box 1295	Scale
Homer, Alaska	Homer, Alaska	1" = 200'

- NOTES**
- 5/8" X 36" REBARS WITH 1 1/2" ALUMINUM CAP SET AT ALL LOT CORNERS THIS SURVEY.
  - ALL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAW AT TIME OF CONSTRUCTION.
  - BUILDING SETBACK--A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSOR STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

- LEGEND**
- INDICATES 1918 G.L.O. 1/4 MONUMENT RECOVERED THIS SURVEY
  - INDICATES 1918 G.L.O. SEC. COR. MONUMENT RECOVERED THIS SURVEY.
  - INDICATES "BERNSTEIN" TYPE A-1, 2 1/2" X 30" ALUMINUM MONUMENT WITH 3" DIA. CAP, STAMPED AND SET THIS SURVEY.
  - INDICATES CENTERLINE OF EXISTING TRAIL
  - INDICATES ADJACENT PROPERTY LINES
  - INDICATES 10 FT. WIDE UTILITY EASEMENT, UNLESS NOTED OTHERWISE

# LEGEND

- Indicates existing property lines.
- Indicates "BERNSTEIN" type A-1, 2 1/2" X 30" Alum. mon with 3" Dia. cap, set by Ken Branch, RLS No. 1301-S in 1981 recovered this survey.
- Indicates 5/8" rebar with 1 1/2" dia. alum. cap set by Ken Branch, RLS No. 1301-S in 1981, recovered this survey.
- ==== Indicates 10 ft. wide utility easement, unless noted otherwise.

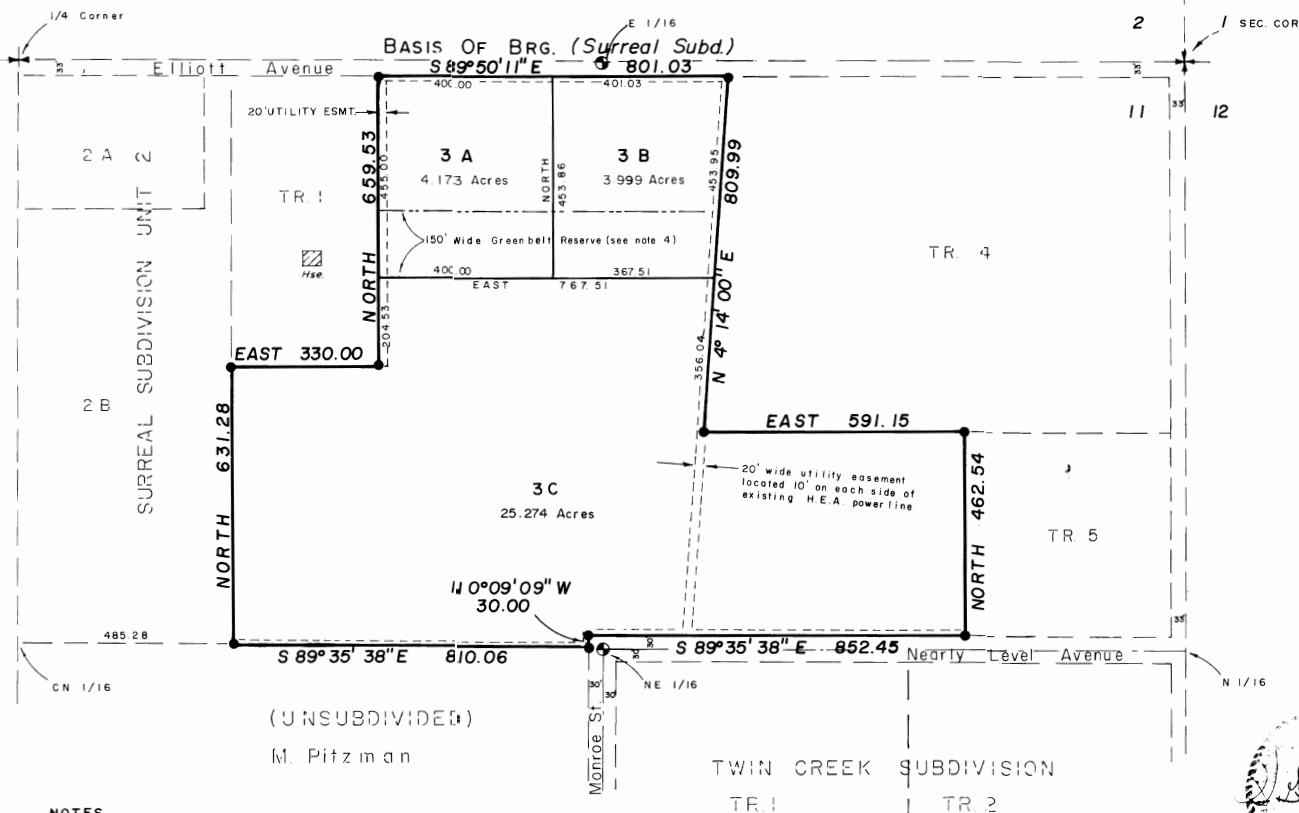
## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION

AT THE MEETING OF: April 25, 1983  
KENAI PENINSULA BOROUGH

BY: Ronald E. Silman  
AUTHORIZED OFFICIAL

John A. Elliott III  
(UNSUBDIVIDED)



## NOTES

1. Soils on these lots may or may not be suitable for conventional on site waste disposal systems. No person may construct, install, maintain or operate a pressurized water system or water borne waste disposal system unless approval of the ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION is obtained.
2. A setback of 20' is required from all street right of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
3. 5/8" x 36" Rebar with 2" alum. cap stamped and set at all lot corners this survey unless indicated otherwise.
4. The Greenbelt Reserve shown hereon is dedicated for the purpose of providing a Screening Easement for the benefit of properties within this subdivision by preserving the existing shrubbery, plant and tree growth within said Reserve.

## CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Date: 6/24/90  
Robert John Brant, Jr.  
Box 666  
Homer, Alaska 99603

## NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF June 1990 FOR: Robert John Brant, Jr.  
Walter J. Brant My Commission Expires: 5/16/91  
Notary Public for Alaska

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Date: 6/25/90  
KEN BRANCH, RLS No. 1301-S  
Box 1295  
HOMER, ALASKA 99603

## SURREAL SUBDIVISION UNIT 3

A subdivision of Tract 3 of the Surreal Subdivision situated in the N1/2 NE1/4 of Section 11, T 6 S, R 14 W, S.M., Homer Recording District, Alaska.

CONTAINING 33.446 ACRES

Prepared For:  
ROBERT J. ERANT  
BOX 666  
HOMER, ALASKA

Prepared By:  
KEN BRANCH, RLS  
BOX 1295  
HOMER, ALASKA

Date: 05/16/1990 Scale: 1"=200' K.P.B. FILE NO. 83-218

90-26

RECORDED HOMER	20
Date	6/29/90
Time	2:20 P.M.
Requested By	B.B. Brant
Address:	